

Exhibit 1

Fund Accounting (See Instructions):				
		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 10/1/2018):	\$210,134.04		\$210,134.04
	Increases in Fund Balance:			
Line 2	Business Income			
Line 3	Cash and unliquidated assets			
Line 4	Interest/Dividend Income	\$268.26		
Line 5	Business Asset Liquidation			
Line 6	Personal Asset Liquidation	\$23,065.43		
Line 7	Net Income from Properties	\$435,755.36		
Line 8	Miscellaneous - Other ¹	\$18,258.44		
	Total Funds Available (Line 1-8):			\$687,481.53
	Decrease in Fund Balance:			
Line 9	Disbursements to Investors			
Line 10	Disbursements for receivership operations ²	(\$344.39)		
Line 10a	Disbursements to receiver or Other Professionals ³	(\$21,942.87)		
Line 10b	Business Asset Expenses ⁴	(\$357,848.90)		
Line 10c	Personal Asset Expenses			
Line 10d	Investment Expenses			
Line 10e	Third-Party Litigation Expenses			
	1. Attorney Fees			
	2. Litigation Expenses			
	Total Third-Party Litigation Expenses		\$0.00	
Line 10f	Tax Administrator Fees and Bonds			
Line 10g	Federal and State Tax Payments			
	Total Disbursements for Receivership Operations		(\$380,136.16)	
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator.....			
	Independent Distribution Consultant (IDC).....			
	Distribution Agent.....			
	Consultants.....			
	Legal Advisers.....			
	Tax Advisers.....			
	2. Administrative Expenses			
	3. Miscellaneous			
	Total Plan Development Expenses		\$0.00	
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator.....			
	IDC.....			
	Distribution Agent.....			
	Consultants.....			

STANDARDIZED FUND ACCOUNTING REPORT for EQUITYBUILD, INC., et al. - Cash Basis

Receivership; Civil Court Docket No. 18-cv-05587

Reporting Period 10/1/2018 to 12/31/2018

	Legal Advisers.....			
	Tax Advisers.....			
	2. Administrative Expenses			
	3. Investor identification			
	Notice/Publishing Approved Plan.....			
	Claimant Identification.....			
	Claims Processing.....			
	Web Site Maintenance/Call Center.....			
	4. Fund Administrator Bond			
	5. Miscellaneous			
	6. Federal Account for Investor Restitution			
	(FAIR) reporting Expenses			
	Total Plan Implementation Expenses			
	Total Disbursement for Distribution Expenses Paid by the Fund		\$0.00	
Line 12	Disbursement to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees			
Line 12b	Federal Tax Payments			
	Total Disbursement to Court/Others:			
	Total Funds Disbursed (Lines 1-9):			(\$144,679.61)
Line 13	Ending Balance (As of 12/31/2018):			\$307,345.37
Line 14	Ending Balance of Fund - Net Assets:			
Line 14a	Cash & Cash Equivalents			\$307,345.37
Line 14b	Investments (unliquidated Huber/Hubadex investments)			
Line 14c	Other Assets or uncleared Funds			
	Total Ending Balance of Fund - Net Assets			\$307,345.37

¹ Refund of retainers from various law firms (\$17,645.60); refund of employment tax from payroll service (\$612.84).

² Document production fees to banks for records.

³ Payments to service providers for internet/web services (\$8,557.16), payment for services performed by an independent contractor (\$12,535.71), software licenses (\$850.00).

⁴ Payroll (\$17,371.80); employment taxes (\$8,288.52); insurance (\$249,256.18); payroll service (\$384.00); property taxes (\$81,248.40); property fines (\$1,300.00).

Receivership; Civil Court Docket No. 18-cv-05587

Reporting Period 10/1/2018 to 12/31/2018

Receiver:

/s/ Kevin B. Duff

(Signature)

Kevin B. Duff, Receiver EquityBuild, Inc., et al.

(Printed Name)

Date: February 28, 2019

Exhibit 2

EQUITYBUILD, INC. RECEIVERSHIP
Case No. 18-cv-05587
4th Quarter 2018
Schedule of Receipts and Disbursements

Beginning Balance 10/1/18			\$210,134.04
RECEIPTS			
	<u>Received From</u>	<u>Amount</u>	
	Shaun Cohen	\$23,065.43	
	Refunds of EB law firm retainers	\$17,645.60	
	Net rental income	\$435,755.36	
	Paychex (employment tax refund)	\$612.84	
	Interest earned on Receiver's account	\$268.26	
	TOTAL RECEIPTS:		\$687,481.53
DISBURSEMENTS			
	<u>Paid To</u>	<u>Amount</u>	
	EquityBuild, Inc. employees	(\$17,371.80)	
	State and Federal Treasury Departments (employment taxes)	(\$8,288.52)	
	FIRST Insurance Funding Corp. ¹	(\$248,175.43)	
	The Hartford (workers' comp. insurance)	(\$1,080.75)	
	Paychex (payroll services)	(\$384.00)	
	Bank of America ²	(\$45.39)	
	Wells Fargo ²	(\$299.00)	
	IT & Web Marketing Services (work performed by an EquityBuild independent contractor from August 17, 2018 through September 30, 2018)	(\$8,557.16)	
	Trinity Inspection & Restoration (work performed by EquityBuild independent contractor from August 18, 2018 through August 31, 2018)	(\$12,535.71)	

EQUITYBUILD, INC. RECEIVERSHIP

Case No. 18-cv-05587

4th Quarter 2018

Schedule of Receipts and Disbursements

	Applied Business Software (software licenses)	(\$850.00)	
	Cook County Clerk (property taxes)	(\$81,248.40)	
	City of Chicago, Dept. of Finance (payment of fines relating to dismissal of code violations)	(\$1,300.00)	
	TOTAL DISBURSEMENTS:		(\$380,136.16)
	Grand Total Cash on Hand at 12/31/18:		\$307,345.37
¹	Installments on premium finance agreement		
²	Document production fees		

Exhibit 3

Master Asset List

Receiver's Account (as of 12/31/2018)		
Institution	Account Information	Amount
AXOS Fiduciary Services	Checking	\$307,345.37

Receivership Defendants' Accounts			
Institution	Account Information	Current Value¹	Amount Transferred to Receiver's Account
Wells Fargo	Checking (53 accounts in the names of the affiliates and affiliate entities included as Receivership Defendants) ²	\$5,795.03 ³	\$105,870.94 ⁴
Wells Fargo ¹	Checking (account in the names of Shaun Cohen and spouse)		\$23,065.43 ⁵
Byline Bank	Checking (2 accounts in names of Receivership Defendants)	\$21,828.73	
			Total: \$128,936.37

EquityBuild Real Estate Portfolio (in Illinois)	
For a list of the properties within the EquityBuild portfolio identified by property address, alternative address (where appropriate), number of units, and owner, <i>see</i> Exhibit 1 to the Receiver's First Status Report, Docket No. 107.	
Other, Non-Illinois Real Estate	
Description	Appraised Market Value
Single family home in Naples, Florida	±\$1,400,000.00 ⁶
	Approximate mortgage amount: \$500,000.00 Approximate value less mortgage: \$900,000.00
Single family home in Plano, Texas	±\$450,000.00
	Approximate mortgage amount: \$400,000.00 Approximate value less mortgage: \$50,000.00
Plot of vacant land in Houston, Texas	To be determined

¹ The Current Value reflects the approximate balance in the frozen bank accounts.

² The Receiver is investigating whether each of these accounts is properly included within the Receivership Estate.

³ \$5,795.03 reflects the value as of 9/30/18. On February 26, 2019, Wells Fargo disclosed to the Receiver that there has been activity in certain accounts covered by the Court's asset freeze order. Without notice to the Receiver or his prior authorization, it appears Wells Fargo has allowed funds to be deposited, withdrawn, and charged off and closed in certain of these accounts. In most instances, these accounts hold de minimis amounts. As of this writing, the best information available to the Receiver suggests that the total amounts on deposit has actually

increased by approximately \$10,000. Wells Fargo has not provided an explanation as to why the freeze on these accounts has not been consistently maintained. The Receiver intends to gather further information from Wells Fargo in the coming days.

⁴ This amount was transferred to the Receiver's Account as of 8/27/18, and is included as part of the total balance of the Receiver's Account as of 12/31/18.

⁵ This amount was transferred to the Receiver's Account as of 11/8/18, and is included as part of the total balance of the Receiver's Account as of 12/31/18.

⁶ Source: www.zillow.com